



**Zoning Board of Appeals Agenda**  
**Wednesday, January 21, 2015**  
**5:30 P.M. – City Council Chambers, 2<sup>nd</sup> floor, City Hall**  
**425 East State Street**  
**Rockford, IL 61104**  
**815-987-5585**

**Minutes on Website:** <http://rockfordil.gov/community-economic-development/construction-development-services/land-use-zoning/zoning-board-of-appeals.aspx>

**ZBA 034-14**  
Applicant  
Ward 10

**5410 and 5456 East State Street**  
Dale Nelson / Drinc, Inc.  
**Special Use Permit** for a restaurant, bar and grill and nightclub in a C-3, General Commercial Zoning District  
**Laid Over from August, September, October, November & December**

**ZBA 044-14**  
Applicant  
Ward 11

**383 18<sup>th</sup> Avenue**  
Rust-oleum Corporation / Scott Anderson  
**Variation** to decrease the required front yard setback for a parking lot from ten (10) feet to zero (0) feet along 18<sup>th</sup> Avenue  
**Variation** to reduce the required ten (10) feet wide frontage landscaping to zero (0) feet along 18<sup>th</sup> Avenue in an I-2, General Industrial Zoning District  
**Laid Over from October, November & December**

**ZBA 053-14**  
Applicant  
Ward 10

**241 N. Phelps**  
Jeffrey Linkenheld, Representative  
(A) **Special Use Permit** for a fast food restaurant with a drive-thru that includes site, parking and landscaping plans with deviations from the regulations  
(B) **Variation** to the required eight (8) feet in height monument style free-standing business identification sign to a 25 feet in height pylon business identification freestanding sign.  
(C) **Variation** to increase the maximum allowable square footage for a free-standing sign from 64 square feet to 108.6 square feet  
(D) **Variation** to increase the number of allowable business identification wall signs from two (2) to four (4) in a C-3 General Commercial Zoning District

**ZBA 054-14**  
Applicant  
Ward 11

**2421 and 25XX 9<sup>th</sup> Street**  
Ballard Properties Group II, LLC  
**Special Use Permit** for a truck storage yard with outdoor storage of trucks and truck trailers in an I-1, Light Industrial Zoning District

**ZBA 055-14**

Applicant

Ward 1

**626 Shiloh Road**

James E. Stevens

**Modification of Special Use Permit #011-06 for a Planned Unit Development**  
to add 46 town homes in an R-3, Multi-family Residential Zoning District